



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JANUARY 7, 2014

**Planning Board members present:** Robert Best, Stanley Bonislowski, Alastair Millns, Tom Koenig (arrived 8:10 p.m.), Michael Redding, Lynn Christensen (arrived 7:35 p.m.), Desirea Falt, and Alternate Nelson Disco.

**Planning Board member absent:** Alternate Matthew Passalacqua.

**Community Development staff:** Community Development Director Tim Thompson and Recording Secretary Zina Jordan.

### 1. Call to Order.

*Chairman Best called the meeting to order at 7:30 p.m.*

### 2. Planning & Zoning Administrator's Report.

*Lynn Christensen arrived at 7:35 p.m.*

*Discussion only.*

### 3. Discussion of Capital Improvement Program for Town of Merrimack & School Administrative Unit # 26. (From postponed 12/17/13 meeting) *It was announced that the Town's portion of this item is continued to the January 28, 2014 meeting.*

*Tom Koenig arrived at 8:10 p.m.*

*Testimony was received from: Matt Shevenell, Business Administrator; and Tom Tousseau, Facilities Director.*

*The Board voted 7-0-0 to rank all School Administrative Unit # 26 CIP items, including new SAU Office, as "Necessary", on a motion made by Alastair Millns and seconded by Lynn Christensen.*

### 4. Adoption of 2013 Merrimack Master Plan. (From postponed 12/17/13 meeting)

*This item was discussed after agenda item #13.*

### 5. Home Health & Hospice Care and Fredrick L. Grubbs (applicants/owners) – Review for acceptance and consideration of final approval of an application for a Lot Line Adjustment between 210 Naticook Road and 212 Naticook Road. The parcels are located in the R (Residential) and Aquifer Conservation Districts. Tax Map 2B, Lots 324-2-1 & 353. (From postponed 12/17/13 meeting) *The applicant has requested this item be continued to the January 28, 2014 meeting.*

*The Board voted 7-0-0 to continue this item to January 28, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Lynn Christensen.*

### 6. Home Health & Hospice Care (applicant/owner) – Review for acceptance and consideration of final approval of an application for a site plan proposing to construct a 26-space parking lot with related site improvements. The parcel is located at 210 Naticook Road in the R (Residential) and Aquifer

Conservation Districts. Tax Map 2B, Lot 324-2-1. **(From postponed 12/17/13 meeting) *The applicant has requested this item be continued to the January 28, 2014 meeting.***

***The Board voted 7-0-0 to continue this item to January 28, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Lynn Christensen.***

- 7. Nayla Aoude (applicant) and Global Companies, LLC. (owner) –** Pre-Submission Hearing for a proposed site plan for a drive-thru car wash as an accessory use to the existing Mobil-on-the-Run gasoline station and convenience store located at 468 Daniel Webster Highway in the C-2 (General Commercial), Town Center Overlay, Elderly Overlay & Aquifer Conservation Districts. Tax Map 5D-3, Lot 125. **This item is continued from the November 12, 2013 meeting.**

***This item was withdrawn by the applicant.***

- 8. Able Ebenezer Brewing Co. (applicant) and Columbia Circle, LLC. (owner) –** Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review proposing to permit a change of use for a craft brewery in a former wholesale/distribution facility. The parcel is located at 31 Columbia Circle in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 007.

***Applicant was represented by: Katherine Basso, Project Engineer, Keach-Nordstrom Associates, Inc.; and Carl Soderberg, Able Ebenezer Brewing Company.***

***The Board voted 7-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Stanley Bonislowski.***

***There was no public comment.***

***The Board voted 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Desirea Falt.***

***The Board voted 7-0-0 to waive the requirements of Section 7.05(D)(19) – Pedestrian Ways and Sidewalks – of the Site Plan Regulations - on a motion made by Desirea Falt and seconded by Lynn Christensen.***

***The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.***

- 9. Brett Vaughn (applicant/owner) –** Public Hearing for Planning Board recommendations to the Town Council regarding a driveway over a Class VI unimproved right-of-way located on South Grater Road at Wilson Hill Road. Parcel is located in the R-1 (Residential) District. Tax Map 4A, Lot 015.

***Applicant was represented by: Tom Carr, Meridian Land Services; and Brett Vaughn, 123 Wilson Hill Road.***

***Public comment was received from: John Eldridge, 101 Wilson Hill Road; and by e-mail from Beth Bullerwell, 103 Grater Road.***

***The Board voted 5-1-1, to recommend the Town Council grant the applicant's request for authorization of a building permit for a lot accessed via a Class VI public road, and to support the applicant's proposed use of approximately 275 linear feet of the South Grater Road right-of-way to be utilized as a driveway, with two recommendations, on a motion made by Michael Redding and seconded by Desirea Falt. Alastair Millns voted in the negative; Tom Koenig abstained.***

- 10. Alana Ferretti (applicant) and Windsup Properties I, LLC. (owner) –** Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review proposing to permit a change of use for a child care center from a professional office. The parcel is located at 22

Greeley Street, Units 6 & 7 in the C-2 (General Commercial), Elderly Overlay and Aquifer Conservation Districts. Tax Map 4D-4/060, Lot 01.

*Applicant was represented by: Alana and David Ferretti, 6 Ingham Road.*

*The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.*

*The Board voted 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Michael Redding.*

*Public comment was received from: Dr. Michael Vacca, 301 D.W. Highway.*

*The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.*

- 11. Galleria Stone & Tile (applicant) and Genrose LLC. (owner)** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review to permit a change of use to retail sales from automotive sales. The parcel is located at 714 Daniel Webster Highway in the C-2 (General Commercial) District. Tax Map 7E, Lot 027.

*Applicant was represented by: Bill Smetherst, 714 D.W. Highway.*

*Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

*The Board voted 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

*There was no public comment.*

*The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

- 12. KJB Ventures, LLC. (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for site plan review to construct a proposed one-story, multi-tenant 8,060 s.f. professional office (Medical) and retail commercial building. The parcel is located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D, Lot 003-03. *The applicant has requested this item be continued to the January 28, 2014 meeting.*

*The Board voted 7-0-0 to continue this item to January 28, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Lynn Christensen.*

- 13. Superdogs Daycare** – Review of an amendment to a previously approved site plan to reconsider the sidewalk requirement. The parcel is located at 637 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6E-2, Lot 023.

*Applicant was represented by: Judy Threlfall, 637 D.W. Highway.*

*The Board voted 6-1-0 to waive the requirements of Section 7.05(D)(19) – Pedestrian Ways and Sidewalks - of the Site Plan Regulations – on a motion made by Desirea Falt and seconded by Lynn Christensen. Stanley Bonislowski voted in the negative.*

*The Board voted 6-1-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Stanley Bonislowski voted in the negative.*

- 4. Adoption of 2013 Merrimack Master Plan. (From postponed 12/17/13 meeting)**

*The Board voted 7-0-0 formally to adopt the 2013 Merrimack Master Plan, and to amend the plan per Nelson Disco's January 7, 2014 recommendations, on a motion made by Lynn Christensen and seconded by Alastair Millns*

**14. Discussion/possible action regarding the release of the Maintenance Bond for Briann Drive.  
(From postponed 12/17/13 meeting)**

*The Board voted 7-0-0 to release the \$85,490.40 maintenance bond, on a motion made by Alastair Millns and seconded by Desirea Falt.*

**15. Discussion/possible action regarding other items of concern.**

*Discussion only.*

**16. Approval of Minutes – December 3, 2013.**

*The minutes of December 3, 2013, were approved, with changes, by a vote of 7-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.*

**17. Adjourn.**

*The meeting adjourned at 10:55 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.*